

PLANNING COMMISSION PUBLIC HEARING

January 21, 2010

# DULLES INDUSTRIAL PARK SOUTH, LOT 1 (SPEX 2009-0006)





**DULLES INDUSTRIAL PARK SOUTH , LOT 1 – CHANTILLY, VIRGINIA (4.52 ACRES)**



# APPLICATION SUMMARY

## •PROPOSAL

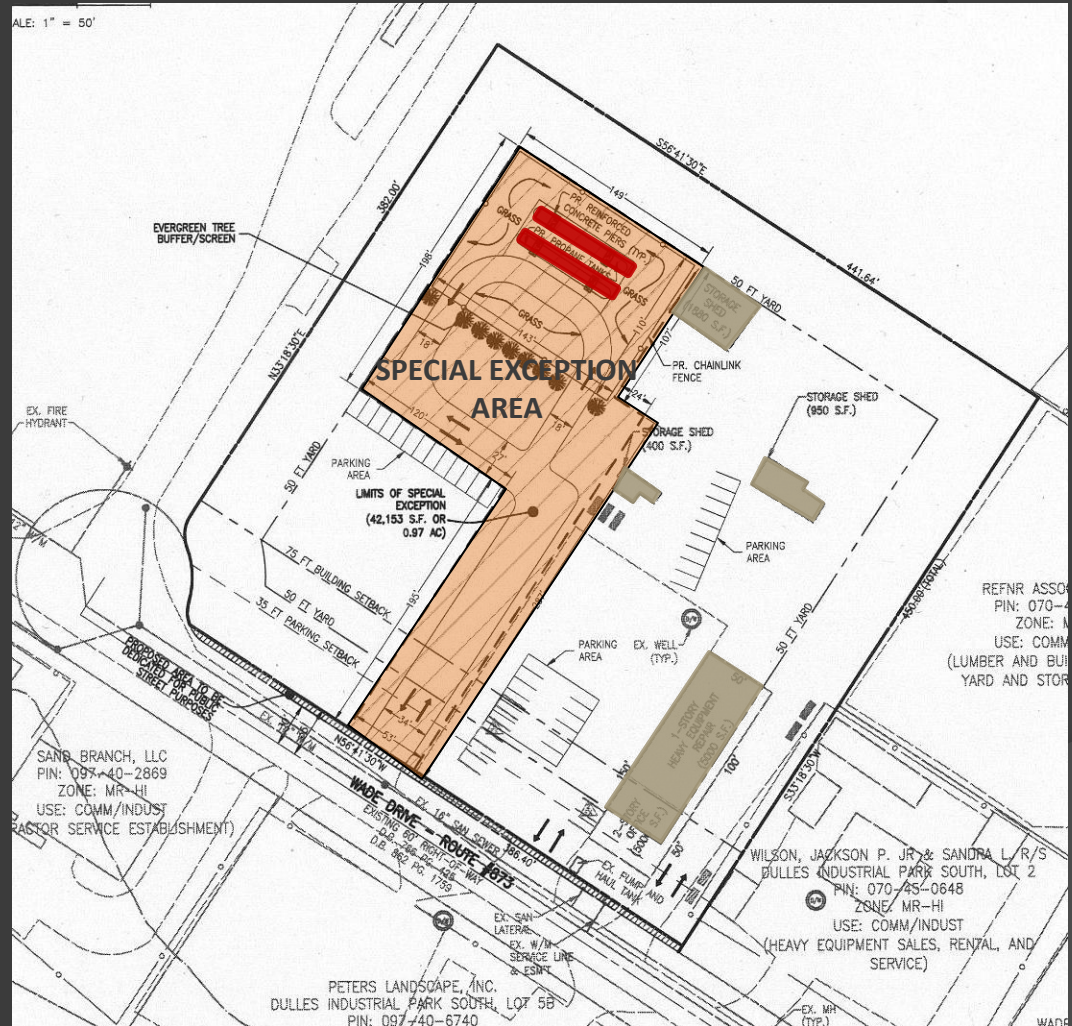
- 30,000 gallon storage tanks (propane gas) in MR-HI District
- Replace existing facility in Aldie
- Co-located with compressor and landscape company

## •REVISED GENERAL PLAN

- Suburban Policy Area / Dulles Community
- Area designated Industrial Use
- Appropriate arrangement of uses / effective screening and buffering
- Use compatible with existing land uses

## •CONDITIONS OF APPROVAL

- Safety Equipment / Emergency Response Plan
- Site Design
- Right-of-Way



# PLANNING COMMISSION BRIEFING

- ⦿ Security Fencing
  - *6 foot fence around perimeter sufficient?*
- ⦿ Storage of “propane gas” as a permitted use
  - *Requested Use: “Storage, bulk gasoline, petroleum products and natural gas, small and large”*
  - *Webster’s Unabridged Dictionary: Propane Gas used as a fuel (as in liquefied petroleum gas)*
- ⦿ Potential for Well Monitoring
  - *Condition 13 added*

# OUTSTANDING ISSUES /RECOMMENDATION

- ◎ Zoning Determination: Commission Permit
  - *Requirement for public service corporations to obtain Commission Permit (6-1100(A))*
  - *“Gas Companies” defined by State Code as a public service corporation*
- ◎ Staff Recommendation
  - *Worksession pending public hearing for CMPT (February 2010)*

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